

Village Council
December 7, 2009
6:30 PM

Minutes
Public Hearing

Call to Order: Mr. Deeds called the meeting to order at 6:32pm

Roll Call: John Bender, Rick Deeds, Bruce Jarvis, Bobbie Mershon, Victor Paini, Marilyn Rush-Ekelberry

Purpose of the Public Hearing: To hear public comments on the request to rezone five (5) properties on West Mound Street and two (2) properties on West Oak Street from GC (General Commercial) to R-3 (Residential 3). The Planning and Zoning Commission initiated application ZA-09-05 in response by requests from residents/property owners. The Planning and Zoning Commission recommended approval at their October 12, 2009 hearing.

Presentation to Council:

Staff Report: Mr. Neimayer presented maps of the properties in question and their boundaries and zoning. In 1981, the properties were zoned General Commercial. In 1989, a new zoning map was created. The draft following that changed that area to General Commercial with a residential overlay. This meant that the only approved uses were residential. Over the years, the overlay shading was diminished from multiple copies until the LR-overlay was no longer included on the map though it still existed in the zoning code. In 2005, the LR overlay is removed from the zoning code and is replaced with the Old Town overlay which is the follow up to the Preservation Guidelines. Staff recommends the re-zoning of these seven properties to R-3.

A letter from Mary Nordstrom of 15 W Oak was presented. Her concerns included the use of a home occupation, which is a use that would be permitted. Her concerns were addressed and there are no further negative concerns.

Property Owners:

Pat Burks, of 29 W. Mound Street, stated that as a resident of Canal Winchester and West Mound Street, he believes strongly that this should be rezoned to preserve the beautiful historic nature of the street.

Debra Burks, of 29 W. Mound Street, also stated that this rezoning would be good for the Village of Canal Winchester. There is plenty of area along High Street for commercial businesses.

Village Resident Comments:

(Five Minute Limit per Person) None at this time.

Council Comments/Questions:

Mr. Paini asked when this would be voted on if nothing should be carried over into 2010. Mrs. Rush-Ekelberry will sponsor this legislation.

Adjournment

Mrs. Rush-Ekelberry moved to adjourn the public hearing; seconded by Dr. Bender.

VOTE:

AYES

Dr. Bender, Mrs. Mershon, Mr. Jarvis

Mrs. Rush-Ekelberry, Mr. Deeds, Mr. Paini

NAYS

Motion carried. Time out 6:47pm